



24 Friday Street
 Warnham, West Sussex, RH12 3QX
 Offers In Excess £525,000 Freehold



**COURTNEY
 GREEN**

Estate Agent • Letting Agent • Managing Agent

24 Friday Street, Warnham, West Sussex, RH12 3QX

Courtney Green are delighted to be bring to the market this much improved three bedroom semi-detached house situated in the idyllic Sussex village of Warnham. 24 Friday Street is an older style property which has been tastefully updated throughout the subsequent ownerships, with double-glazed UPVC windows throughout, a recently updated gas fired boiler, updated electrics, a replacement roof and modern, yet characterful finishes. The accommodation in brief, comprises a welcoming entrance hall, cloakroom, large dual-aspect lounge/ diner which is open to the kitchen and a large conservatory/dining room making up the ground floor. On the first floor there is a bright and spacious landing, three double bedrooms and luxury bathroom suite. Outside to the front is a shingle driveway providing parking for three cars and to the rear is a wonderfully secluded garden which is mainly laid to lawn with an area of patio adjoining the conservatory, timber pergola with mature climbing vine, a covered bar which also doubles up as a log store in the winter, a central path leading to a further section of raised Indian sandstone patio with timber sleeper border and summer house.

SITUATION: The property is situated in the sought after road of Friday Street in the delightful village of Warnham, close to the Surrey and West Sussex borders and is surrounded by an abundance of open countryside. The village offers a range of services including two highly regarded public houses, a butchers, a gym, a hairdressers, a cricket green, a church, a free school, an infant school and village shop. There is also a mainline railway station with hourly services to London Victoria. Horsham town centre is approximately three miles away and offers a more comprehensive range of shops from boutiques to major high street names, bars and restaurants including banks, building societies and post office. Horsham has a mainline railway station which connects with the south coast and London Victoria/Bridge. There is also a theatre, cinema and leisure centre, including gym and swimming pool.

Oak panelled **Front Door** to

Entrance Hall Wood effect 'Karndean' flooring, stairs to first floor landing, telephone point, radiator, door to

Cloakroom Frosted double-glazed window to side aspect. Low level WC, wash hand basin with tiled splashback, wood effect 'Karndean' flooring, deep understairs storage cupboard with light and metres, radiator. Glazed double doors to:

Sitting/Dining Room Double-glazed double aspect to the front and side. Two wood burning stoves, radiator, TV point, picture rail, wood effect 'Karndean' flooring, two wall light points, double-glazed double opening to conservatory, opens to:

Referral Fees: Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.

Kitchen/Breakfast Room Double-glazed double aspect to the side and rear with frosted doubled door to the side. With a range of matching Shaker style eye and base level units with pelmet lighting, complementing work surfaces, single drainer enamel inset sink unit with monobloc tap, integrated oven with four ring gas hob over and filter hood above, grey glass splashback, fridge/freezer and washing machine, louvre fronted cupboard, concealed Vaillant combination boiler, TV point, inset spotlights, wood effect 'Karndean' flooring.

From the **Sitting/Dining Room**, double-glazed double opening doors to

Conservatory Being half brick built and of UPVC double-glazed construction, two radiators, ceramic tiled floor, telephone point, double-glazed double opening doors to rear garden.

From **Entrance Hall**, stairs lead to

First Floor Landing Double-glazed double aspect to the front and side, two radiators, access to loft (with potential to convert), doors to

Bedroom One Radiator, double-glazed front aspect, TV point, laminate wood flooring.

Bedroom Two Radiator, double-glazed rear aspect, laminate wood flooring, double wardrobe cupboard and tall boy.

Bedroom Three Radiator, double-glazed rear aspect, laminate wood flooring.

Luxury Bathroom Frosted double-glazed side aspect. White suite comprising an enclosed bath with electric Mira shower unit over, low level WC, pedestal wash hand basin, inset spotlights, tiled walls and flooring.

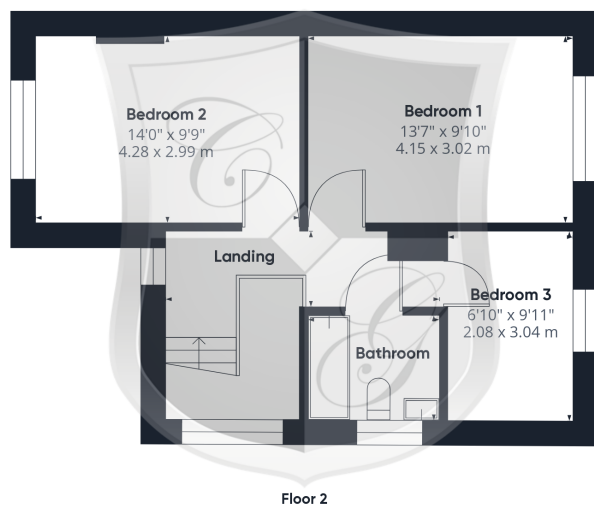
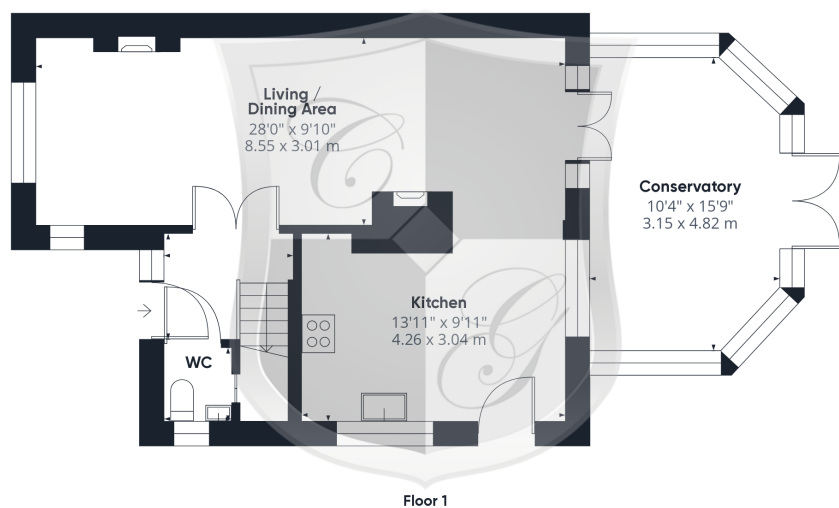
OUTSIDE

To the front, this is mainly laid to shingle providing hardstanding, with mature shrub border and outside light.

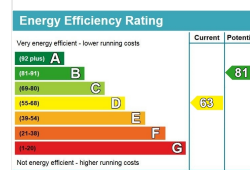
To the rear is a wonderfully secluded garden which is mainly laid to lawn with an area of patio adjoining the conservatory, timber pergola with mature climbing vine, a covered bar which also doubles up as a log store in the winter, a central path leading to a further section of raised Indian sandstone patio with timber sleeper border and summer house.

Council Tax Band— E

Ref: 23/5503/21/11



Approximate total area¹⁾
1101.22 ft²
102.31 m²



Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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